



14 LODWAY,  
PILL, BS20 0DL

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**GOODMAN  
& LILLEY**



**THIS BRAND NEW THREE-BEDROOM SEMI-DETACHED FAMILY HOME IS SET WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF PILL, OFFERING CONTEMPORARY LIVING, EXCELLENT ENERGY EFFICIENCY AND A HIGH-QUALITY SPECIFICATION THROUGHOUT.**

Thoughtfully designed across three floors, the property combines stylish modern finishes with practical features ideal for family life. The interior has been finished to an exceptional standard, with kitchens and bathrooms supplied by Mayflower, ensuring both quality and style. The kitchen includes a Bosch oven, induction hob and a full range of integrated appliances. Bathrooms and en-suites are fully tiled, delivering a sleek, modern feel. Engineered oak doors run throughout the property, complemented by chrome door fittings and included floor coverings, creating a cohesive and polished aesthetic.

Externally, the home offers two allocated parking spaces, a generous patio area and an Astroturf lawn, providing low-maintenance outdoor space ideal for entertaining and family use. uPVC double-glazed windows and doors ensure durability, warmth and reduced energy costs.

Designed with sustainability in mind, the property benefits from underfloor heating to the ground floor, with radiators to the first and second floors, and towel rails to all bathrooms and en-suites. A Vaillant air source heat pump provides efficient heating, supported by a high level of insulation throughout. The home is predicted to achieve an impressive Energy Rating A, further enhanced by solar panels and a fitted EV charging point — perfect for modern, energy-conscious living.

**Location**

Pill is a well-established and highly regarded village nestled along the banks of the River Avon, offering a wonderful blend of community spirit, convenience and semi-rural charm. Its location makes it particularly desirable, with excellent access to nearby towns and cities while maintaining a peaceful village atmosphere.

**Amenities & Lifestyle**

The village benefits from a strong selection of day-to-day amenities, including a

well-stocked Co-op, independent shops, cafés, a pharmacy, a doctors' surgery, several traditional pubs and an active community centre. Pill also enjoys plenty of green space, riverside walks and access to the beautiful countryside of the Avon Gorge and Leigh Woods, making it a fantastic setting for families and outdoor enthusiasts.

**Schools**

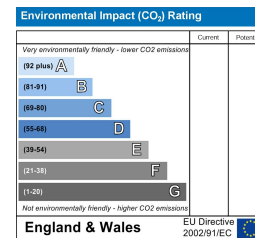
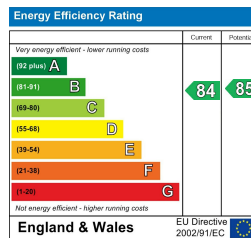
Pill is well-served by local schooling. Crockerne Church of England Primary School sits at the heart of the village and is popular with local families. For secondary education, St Katherine's School is just a short distance away in Ham Green, offering a wide catchment area and strong transport links. The proximity to Bristol also places a range of highly regarded independent and state schools within easy reach.

**Excellent Transport Links**

Pill's location is one of its greatest strengths. Junction 19 of the M5 is only a few minutes away, providing quick access to the national motorway network. Portishead is just a short drive, offering additional shops, a marina, restaurants and leisure facilities, while Bristol city centre is easily reached by road in around 15–20 minutes (traffic dependent).

**The New Train Line – A Major Advantage**

One of the most exciting developments for the village is the long-awaited Portishead–Bristol railway line, with Pill designated as one of the key stations. The return of passenger rail services will significantly enhance connectivity, offering direct routes into Bristol Temple Meads. This is expected to greatly benefit commuters, reduce road congestion and have a positive impact on property values and local businesses. The new transport link is already generating enthusiasm and adding to the village's appeal.



- Brand New Semi-Detached Home
- Approximately 990 SQ Ft/92 Sq. M
- Vaillant Air Source Heat Pumps
- Allocated Parking For Two With EV Charging Point
- Popular Village Location
- Three Bedrooms
- Solar Panels
- Predicted energy rated A
- Quality Kitchens & Bathrooms
- NHBC Builder's Warranty

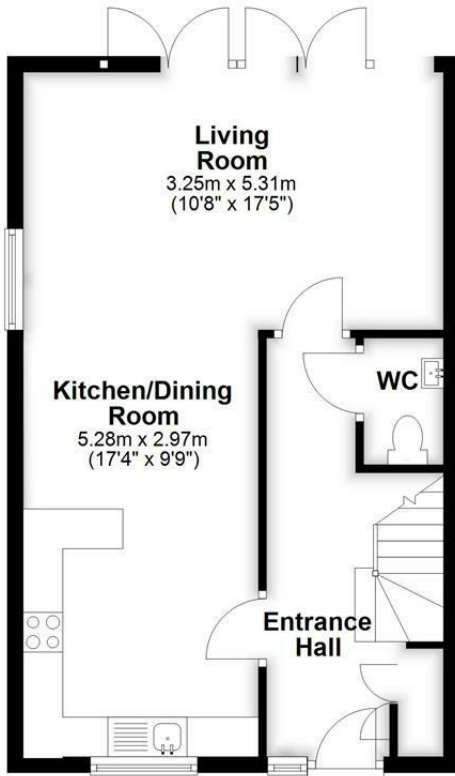


**GUIDE PRICE £415,000**



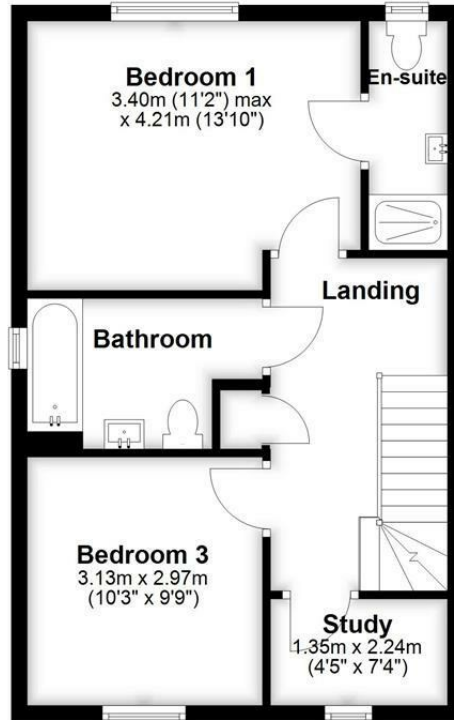
## Ground Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



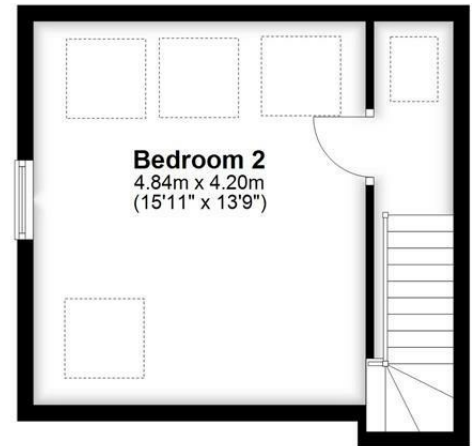
## First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



## Second Floor

Approx. 26.0 sq. metres (280.3 sq. feet)



Total area: approx. 117.7 sq. metres (1266.7 sq. feet)

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